



## Green Street East, , Darwen, BB3 3HY

- Mid Modern Terrace
- Potential For £700 PCM
- Two Bedrooms
- Commute to Manchester In 45 Minutes
- On Street Parking Pass
- Ideal Buy To Let
- No Chain
- Lounge, Kitchen & Three Piece Bathroom
- Recently Re-Furbished
- Option For First Time Buyers

**Offers Over £105,000**



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## DESCRIPTION

Situated on a quiet terrace row this stone faced terrace makes the ideal first home or buy to let investment, with a potential for £700 PCM.

The property has been refurbished and comprises; lounge, dining kitchen, two good size bedrooms and a three piece bathroom suite. The décor is finished off in white with dark grey carpets. Both kitchen & bathrooms are new. Outside there is access to a spacious yard from the kitchen area. There is residents parking available to the front.

Green Street East is in a conservation area in central Darwen, located across the road from a picturesque church. The train station is within a 2minute walk for those that commute and the local market is on the doorstep.

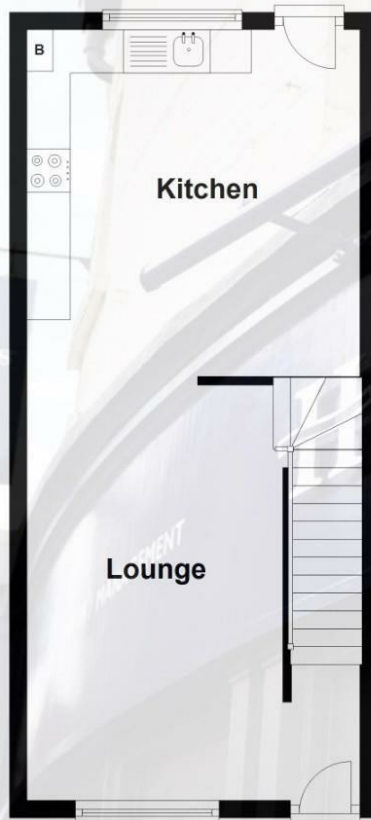
OUR THOUGHTS - If you are growing your rental port-folio this is perfect. There is huge demand for rental properties in this area'





## Ground Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.  
Plan produced using PlanUp.

### Viewings

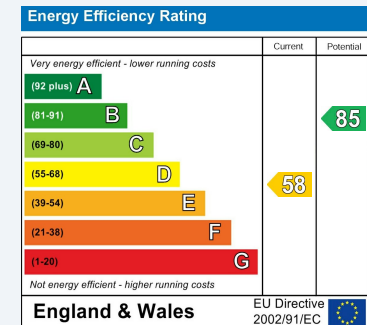
Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.